HERITAGE CITATION

Workers' Residences, 1-3 Cawkwell Street, Malvern (HO301)

Figures 1 & 2. 1 Cawkwell Street (top), and 3 Cawkwell Street (bottom) Malvern (GJM Heritage, July & November 2020).

DATE: June 2021

WORKERS' RESIDENCES, 1-3 CAWKWELL STREET, MALVERN

Place type: Houses	**Architect:** Not known
Construction Date: 1882-3	**Builder:** Not known
Recommendation: Extend the existing HO301 (applying to 1 Cawkwell Street) to include 3 Cawkwell Street, Malvern	**Extent of Overlay:** To the extent of the two property boundaries (see Figure 5)

Locality History

The City of Stonnington stands on the Traditional Lands of the Woi wurrung and Boon Wurrung Peoples of the East Kulin Nations. Archaeologists believe that Aboriginal People have been in Victoria for more than 30,000 years. Throughout this long history their relationship with the landscape (where and how they live) has changed according to factors such as climate change, resource availability, and cultural change (Context 2006:10).

The first European settler in the Malvern district was John Gardiner in 1835, a pastoralist from New South Wales who was one of the first overlanders to Port Phillip. He pastured his stock near the junction of Gardiner's Creek and the Yarra River and is the namesake of Gardiner's Creek, Gardiner's Creek Road (now Toorak Road) and both the locality and the Shire of Gardiner (before they were re-named Malvern). The first recorded use of the name Malvern was in January 1854, when barrister Charles B. G. Skinner named his hotel on the corner of Malvern and Glenferrie roads the 'Malvern Hill' after a district in England. The name for the Shire of Malvern was derived from Malvern Hill Estate, a private subdivision in the area dating to 1856 (City of Stonnington [CoS]; Context 2006:34).

The first land sales in the area were held in 1854 and most original Crown grantees subdivided their allotments for resale (Context 2006:41; 2009:4). Gardiner's Road District was proclaimed in 1856 before Gardiner Shire was formed in 1871, which was renamed Malvern Shire in 1878 (CoS). The municipal boundary comprised the current localities of Malvern (previously Gardiner), Malvern East, Glen Iris (south of Gardiners Creek), Kooyong, Armadale (east of Kooyong Road), Toorak (east of Kooyong Road) and Chadstone (west of Warrigal Road). Early directories listed Malvern and Malvern East as the one locality, until 1910.

The former Malvern Shire saw slow population growth to 1881, by which time it totalled just under 2,000 people (Victorian Places). In 1879, the Oakleigh Railway Line was opened along the southern extent of the municipality, through Malvern, Armadale, Toorak and Hawksburn to join the existing line at South Yarra. The arrival of the Oakleigh railway coincided with the start of the land boom, which resulted in considerable urban growth. In the 1880s the district comprised substantial residences on large allotments, as well as pastoral and agricultural holdings (including market gardens and orchards) and commercial development (Context 2006:41, 65-6). During the 1880s boom period, the municipality saw a dramatic increase in population, quadrupling to approximately 8,000 by 1891, and steadily increasing to 10,000 by 1901 (Victorian Places). In the 1890s a number of timber houses were built in Malvern as an economy measure, but some residents complained that wooden houses would degenerate into slums. Concern about this development led to a slum abolition movement and subsequently, c1912, Malvern Council began to declare brick areas, where timber houses were not permitted. By 1916 the Council had also fixed a minimum area for individual housing allotments at 6000 square feet, with minimum frontages of fifty feet (Context 2006:128).

The railway line along the northern extent of the municipality was established in 1890 through the Glen Iris Valley from Burnley. Stations were established at Heyington, Kooyong, Tooronga, Gardiner, Glen Iris and Darling, however, expected residential development in their vicinity stalled during the 1890s following the

economic collapse (Context 2006:66). The 1893 *Australian Handbook* (as cited in Victorian Places) described Malvern as 'an elevated residential suburb', served by a line of omnibuses from Prahran, with many leading merchants and professional men living in the area in pleasantly situated 'dwellings of a superior class'. The entry noted that a number of notable mansions had been erected by this date, and that the market gardens and orchards were 'steadily being reduced, and cut up into building allotments, on which [were] being erected many handsome villas and business establishments' (Victorian Places). The municipality saw rapid development and urbanisation from 1900 and it was declared a Borough and then a Town in 1901. In 1911 the municipality was declared a City, with a residential population of 16,000 (Context 2006:86; Victorian Places).

The Prahran and Malvern Tramways Trust was established in 1908, with electric tramlines opening along High Street in 1910-14, Glenferrie Road in 1910-13, to the south along Wattletree Road in 1910-12, and Malvern Road in 1915. The arrival of the tramlines further drove the development of commercial centres in the immediate vicinity and residential development beyond. New train stations were built at Armadale, Hawksburn, Malvern and Toorak between 1908 and 1918, and at Malvern East in 1929 (Context 2006:70-2, 113; Victorian Places).

Residential development during the early twentieth century generally occurred on newly subdivided estates or on nineteenth century subdivisions that had remained partly or wholly undeveloped during the 1890s depression (Context 2009:5). In 1912 it was reported that 800 houses a year were being built in the (by then) City of Malvern, which boasted 'a progress unprecedented by any other suburb' (Context 2009:128). In the decade between 1911 and 1921 the population in the City of Malvern doubled, from 16,000 to 32,000 residents, and then increased steadily to 43,000 by 1933 (Victorian Places). This population growth saw development spread to the Glen Iris Valley and the outer reaches of the City, in Malvern East. The housing stock in this eastern part of the municipality was more characteristically uniform and unadorned in comparison to housing in Malvern. Kooyong's development was substantially completed by the end of the 1920s (Context 2006:128, 131).

By 1946 the *Australian Blue Book* (as cited in Victorian Places) stated that Malvern was one of the 'leading residential suburbs of the Metropolis'. It comprised the substantial homes of many of Melbourne's leading citizens, in what was termed 'The Garden City' due to the number of parks and public gardens. Development in the City of Malvern steadied from the 1930s, with the population averaging 45,000 until the 1990s (Victorian Places). The City of Malvern amalgamated with the City of Prahran in 1994, to form the City of Stonnington.

Place History

1 and 3 Cawkwell Street, Malvern were built as a pair in 1882-3 on land purchased by Henry A Cawkwell in 1874 for use as worker's residences for Cawkwell's Australian Mosaic Tile Works.

Crown Portions 14 and 15 in the Township of Gardiner, Parish of Prahran, at the north-west corner of High Street and Tooronga Road, Malvern, were purchased at land sales in 1857 (McLaren 1987:8) and the next year Ararat Street (later Cawkwell Street) was formed as part of a subdivision of these allotments (Foster 1999).

Henry Atkinson Cawkwell arrived in Victoria from England in 1853 and within a few years had purchased large blocks of land in the Gardiner District, Parish of Prahran, including parts of Crown Portions 14 and 15 which comprised excellent clay deposits. Around 1860 he established a large tile works in Malvern, known as the Australian Mosaic Tile Works, at the north-west corner of Tooronga Road and High Street. The company became one of Victoria's leading suppliers of mosaic and flooring tiles during the 1880s building boom and won awards at the 1880 International Exhibition in Melbourne (MHS Local History News, December-January 2007-08, No. 10). The Australian Mosaic Tile Works supplied tiles for many prestigious buildings across Victoria, including the former Victorian Railways Head Office in Spencer Street, Parliament House, various

churches, and the Maryborough Railway Station. Featured in the article 'The Industries of the Colonies' (*Argus*, 7 Nov 1885:6), Cawkwell was described as 'the only maker [of mosaic flooring tiles] in the colony'.

Ararat Street (now Cawkwell Street) formed the western boundary of the tile works and Henry Cawkwell built two small houses on land he owned on the west side, opposite his factory (Figure 2) (Malvern Rate Books). These single storey brick houses, each of 4 rooms, were built in 1882-83 on Lots 22 and 23 – now 1 and 3 Cawkwell Street – to accommodate factory workers. Rate Books indicate that the house at 1 Cawkwell Street was built by 1883 and the neighbouring house at 3 Cawkwell Street was under construction that year. These houses are of a similar form, however they were constructed using different bricks and with different detailing. They were tenanted by factory workers for a number of years, including by labourer Thomas Morris, engine driver Mark Price and potter Samuel Cartledge (Malvern Rate Books).

The economic downturn of the 1890s impacted greatly on the building industry and Cawkwell's business was closed in 1894 (*Age*, 11 Apr 1894:2). Henry Cawkwell died in 1895 and Ararat Street was renamed Cawkwell Street (Foster 1999). After Cawkwell's death the two brick cottages at 1 and 3 Cawkwell Street were sold to William Henry Nicholls, and 3 Cawkwell Street was let to tenants (Foster 1999). The 1902 Melbourne and Metropolitan Board of Works (MMBW) plan of Malvern shows the two brick cottages fronting Cawkwell Street as two simple, rectangular dwellings with timber and brick outbuildings to the rear. The tile works, with large clay pits, substantial brick factory and numerous outbuildings, is directly opposite. The tile works remained inactive until Cawkwell's former employee, John Cartlidge, took over its operation. Cartlidge's venture proved unsuccessful however and the tile works was demolished in the 1920s and the land subdivided (SHC). The two brick cottages at 1 and 3 Cawkwell Street are all that remain of the extensive industrial complex.

Both houses were sold multiple times in the ensuing years (Malvern Rate Books). Some alterations were made to both houses in the twentieth century, including the addition of verandahs to both houses, and at some stage a link has been built connecting both buildings. Current aerial photographs indicate that a later addition has been constructed at the rear of 3 Cawkwell Street (date not known). A subdivision of the two lots has incorporated much of the backyard of no. 3 into the extent of 1 Cawkwell Street.
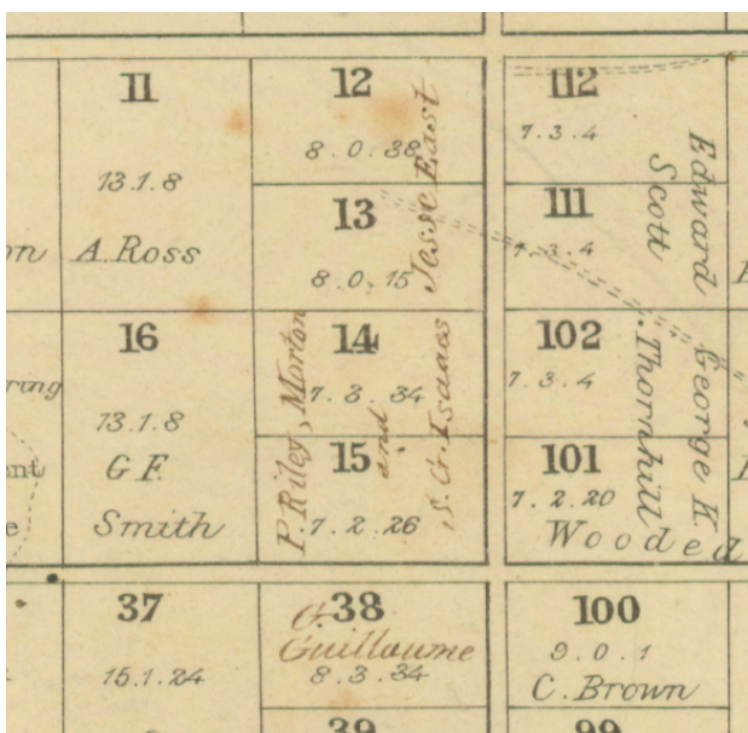

Figure 2. Detail of Plan of suburban allotments at Gardiner, Parish of Prahran, County of Bourke, 1857 showing Crown Portions 14 and 15 (SLV)
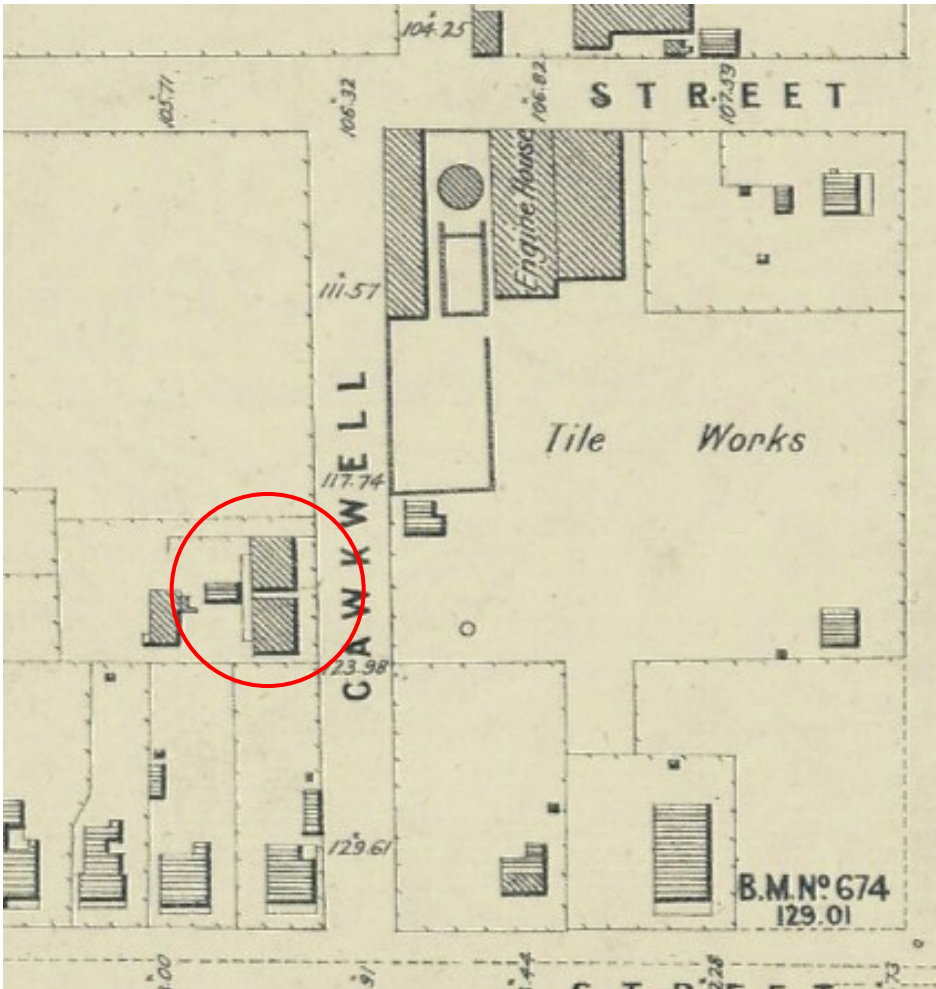
Figure 3. MMBW Detail Plan No 59, 1902 showing the two brick cottages at 1 and 3 Cawkwell Street and the tile works at the corner of Tooronga Road and High Street (SLV).

Figure 4. Detail of a 1963 aerial showing the house at the subject site (Landata).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

6   Building towns, cities and the garden state

        - 6.7 Making homes for Victorians

Description

The Workers' Residences at 1 and 3 Cawkwell Street are located on the west side of Cawkwell Street, north of High Street. The properties are in close proximity to the site of the former Australian Mosaic Tile Works (now demolished with the site occupied by housing) on the east side of Cawkwell Street. The two houses are detached buildings of similar scale and form, however they are not a matching pair of houses. They are built close to the front of their allotments with similar shallow (approx. 2.5m) setback. Fences to these front boundaries are later additions in both instances.

1 Cawkwell Street

1 Cawkwell Street comprises a modest single-storey red brick masonry dwelling. The gable roof, with ridgeline running parallel to the principal (east) elevation and Cawkwell Street, is clad with corrugated metal cladding. It is penetrated by two chimneys at the ridgeline that are simply decorated with corbels and rendered capping. The principal elevation of 1 Cawkwell Street has been altered by extending the roof to form a verandah. This is supported on timber posts with brick piers and balustrade, and features a mosaic encaustic tiled floor finish. Original detailing to this elevation includes the symmetrical arrangement of the central entry with a single timber-framed double hung window either side, and cream brick polychromy highlighting the flat arch door- and window-heads and quoining at the corners of the apertures and the building proper.

The gable end at the south elevation features a projected timber-lined eave on timber brackets and imitation half-timbering. The north gable end has been altered to provide for what appears to be a linking element to the neighbouring dwelling at 3 Cawkwell Street. An early outbuilding may be extant at the rear of the dwelling, with the large rear garden featuring an established *Phoenix canariensis* specimen at the northwest corner of the site.

3 Cawkwell Street

3 Cawkwell Street comprises a modest single-storey Hawthorn face brick dwelling. The gable roof, with ridgeline running parallel to the principal (east) elevation and Cawkwell Street, is clad with corrugated metal cladding (recently replaced). It is penetrated by one chimney at the ridgeline that is entirely rendered and simply decorated with corbels. The principal elevation of 3 Cawkwell Street has been altered with the addition of a hipped-roof verandah that partially conceals the original flat arch window voussoirs. The verandah is supported on timber posts and features a mosaic encaustic tiled floor. Original detailing to this elevation includes the symmetrical arrangement of the central entry with a single timber-framed double hung window either side. The gable ends at the north and south elevations are flush and feature brick corbeled kneelers; the south elevation has been modified with a render finish and the provision of what appears to be a linking element connecting to the neighbouring dwelling at 1 Cawkwell Street. A window at the north elevation features an awning on decorative timber brackets. An unnamed, unmade lane along the northern boundary provides vehicular accessed to a garage/outbuilding at the far northwest corner of the site.

Key Features

- Gable-roofed forms, and chimneys
- Symmetry across principal (east) elevations, including chimneys

- Polychrome face brick (1 Cawkwell) and Hawthorn face brick (3 Cawkwell) with corrugated metal roof cladding

- Mosaic encaustic tiled verandah floors, presumably displaying tiles produced at H A Cawkwell's Australian Mosaic Tile Works

- Projecting timber-lined eaves (1 Cawkwell)

- Potential early outbuilding at rear (1 Cawkwell).

Intactness/Integrity

The two Workers' Residences at 1 and 3 Cawkwell Street remain highly intact to their period of construction in form and retain a high degree of integrity.

A later verandah roof, brick balustrading with rendered coping (c1920s) and vertical timber strapping to end gables are evident to No 1 Cawkwell. A later hipped-roof verandah is evident at No 3 Cawkwell.

Comparative Analysis

The Workers' Residences at 1 and 3 Cawkwell Street are of note as representative examples of Victorian workers' cottages dating from the early 1880s in the City of Stonnington, and for their association with Cawkwell's Australian Mosaic Tile Works.

No workers' cottages from the 1880s are currently included in the Heritage Overlay of the Stonnington Planning Scheme on an individual basis, with smaller, more modest workers cottages generally included within larger heritage precincts. The majority of residential properties dating to the Victorian period included in the Heritage Overlay on an individual basis are substantial single or two-storey mansions and villas built for wealthy clientele during the 1880s land boom.

Notwithstanding the above, the residences at 1 and 3 Cawkwell Street are important for their strong association with Cawkwell's Australian Mosaic Tile Works and as the only remaining structures associated with this factory, which played an important role in supplying encaustic tiles for a number of notable buildings in Victoria, including Parliament House. Both houses retain a high degree of integrity to clearly demonstrate the key characteristics of Victorian workers cottages of the 1880s.

Assessment against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: Importance to the course or pattern of our cultural or natural history

The Workers' Residences at 1-3 Cawkwell Street, Malvern are of historical significance for their association with Cawkwell's Australian Mosaic Tile Works. Built to accommodate workers in the 1880s by the factory's founder, Henry Cawkwell, they are the only remaining structures associated with this factory which supplied mosaic encaustic tiles for many buildings in Victoria, particularly in the boom years of the 1880s, including many prominent buildings such as Parliament House and Maryborough Railway Station. Examples of the tiles appear to remain on the verandah floors of both cottages.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments

The Workers' Residences at 1-3 Cawkwell Street, Malvern are largely intact representative examples of Victorian workers' cottages from the early 1880s. The houses strongly reflect the simple cottage design popular in the latter half of the nineteenth century in Malvern and across Melbourne more broadly. The

symmetrical front façades, with central door and flanking rectangular windows, simple gable roofs and plain chimneys, are typical of the style.

Grading and Recommendations

It is recommended that the Heritage Overlay (HO301, currently applied to 1 Cawkwell Street) be extended to include 3 Cawkwell Street in the Schedule to the Heritage Overlay of the Stonnington Planning Scheme.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Stonnington Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Aboriginal Heritage Place?	No

Extent of the Recommended Heritage Overlay

To the extent of the property boundary as shown in Figure 5 below.

Figure 5. Recommended Extent of Heritage Overlay

References

Context Pty Ltd, *Stonnington Thematic Environmental History*, 2006 & 2009 addendum.

J B Cooper, *The History of Malvern, From its First Settlement to a City,* Melbourne, 1935.

D Foster, 1-3 Cawkwell Street, 1999 (SHC).

I McLaren, *Malvern Crown Land Sales 1840-1879,* 1987.

Landata Victoria, historical aerial photograph, 1963.

Malvern Historical Society (MHS) Local History News, December-January 2007-08, No. 10.

Malvern Rate Books.

Melbourne and Metropolitan Board of Works (MMBW) Plan No 59, Malvern, 1902.

N Lewis & Associates, *City of Malvern Heritage Study*, 1992.

Sands and McDougall Directories (S&M).

Stonnington History Centre (SHC).

The Age.

The Argus.

Victorian Places, 'Malvern' & 'Malvern East', http://www.victorianplaces.com.au.